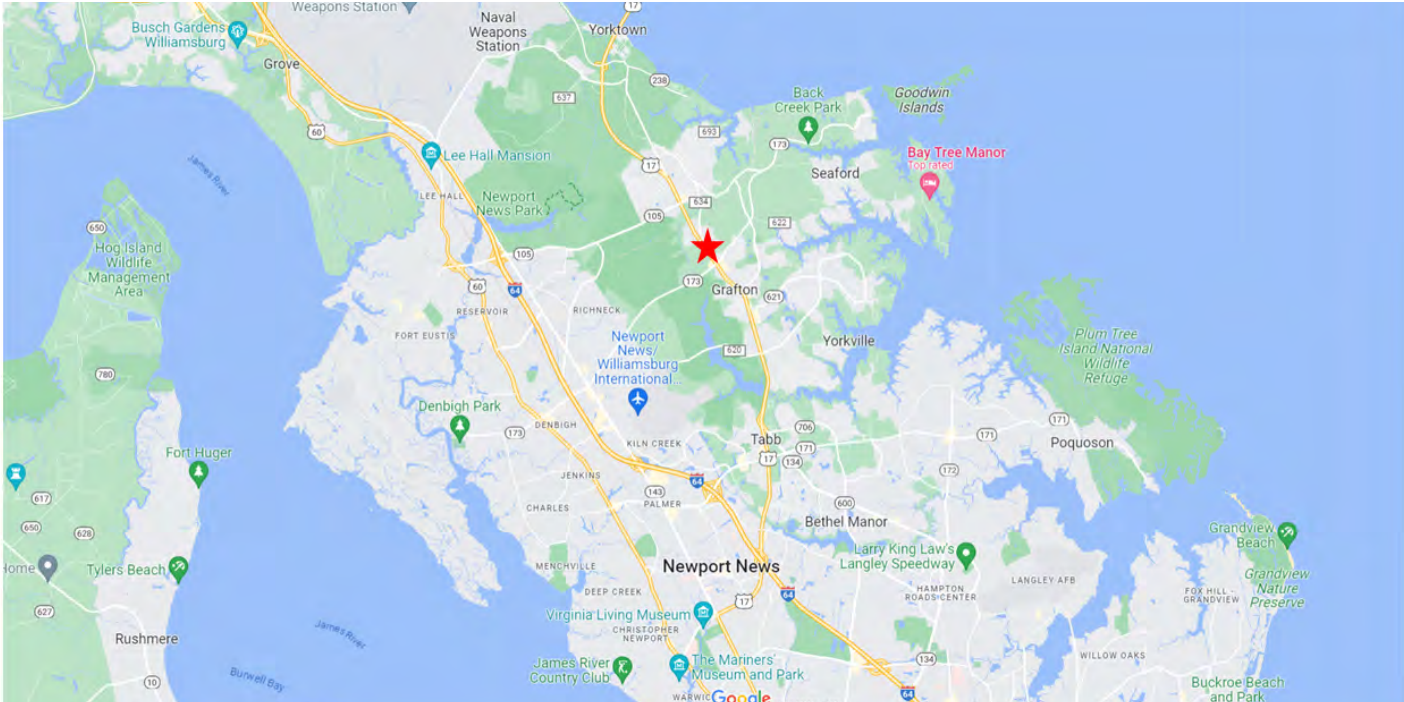


LOT FOR SALE

6920 GEORGE WASHINGTON MEM HWY

Yorktown, VA 23692



PROPERTY DESCRIPTION

Extremely visible corner lot, at the intersection of George Washington Hwy and Freedom Road. The parcel has room for access, up to 7,500 square feet of improvements/building, and an on-site BMP, with ample room for parking. Approximately 177 linear feet along Geo. Washington Hwy. Right in the heart of the largest and busiest commercial and growth corridor of York County. One of the last commercial lots on this stretch of commerce. Zoned general Business, which allows for many uses: professional, general offices, and retail.

PROPERTY HIGHLIGHTS

- HEAVY COMMUTER TRAFFIC ON ROUTE 17 CORRIDOR
- HIGH VISIBILITY CORNER LOT WITH POTENTIAL ACCESS ON ROUTE 17 AND FREEDOM BLVD

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	0.87 Acres
Building Size:	0 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	9,560	65,902	145,565
Total Population	23,272	161,116	342,002
Average HH Income	\$82,443	\$82,299	\$81,355

James Kourmadas
(708) 476-1995



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

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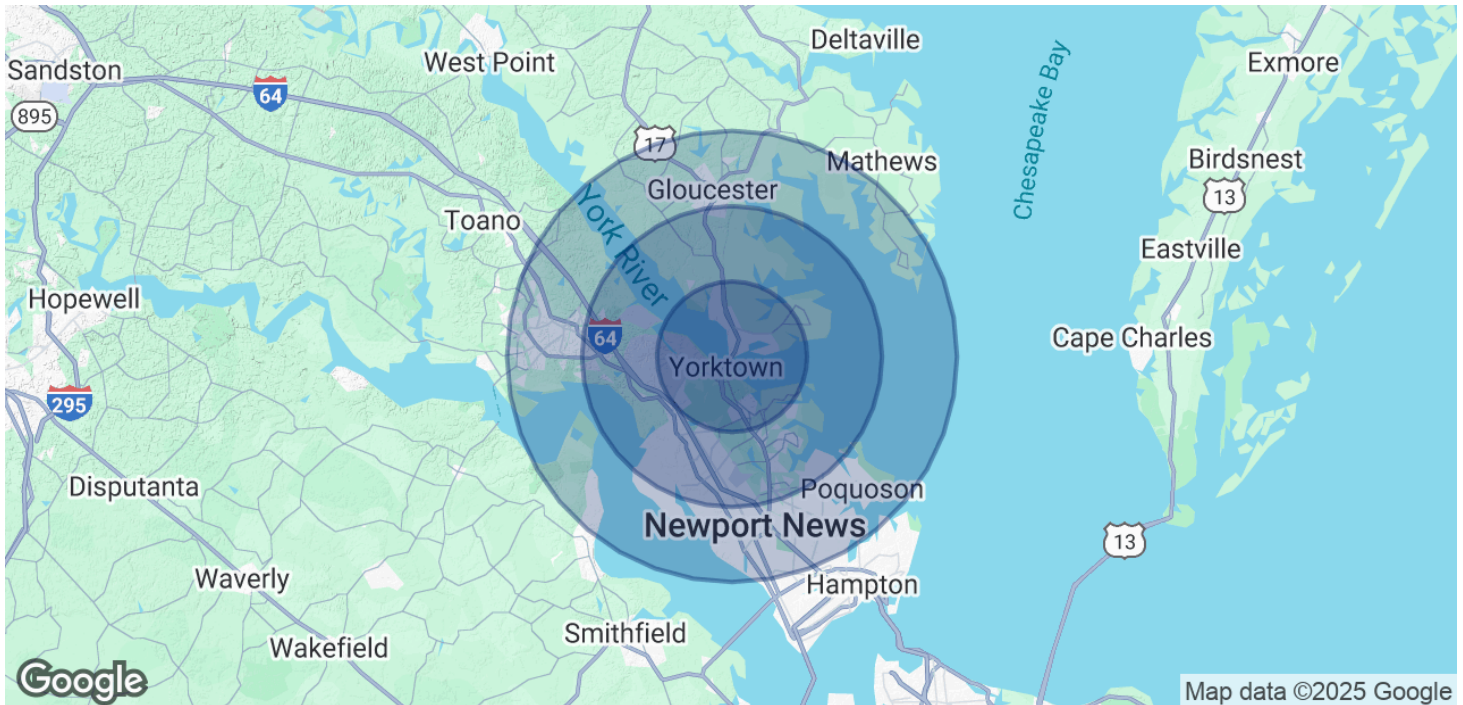


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LOT FOR SALE

6920 GEORGE WASHINGTON MEM HWY

Yorktown, VA 23692



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	23,272	161,116	342,002
Average Age	41.5	38.5	39.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,560	65,902	145,565
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$82,443	\$82,299	\$81,355
Average House Value	\$273,620	\$238,171	\$246,500

2020 American Community Survey (ACS)

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